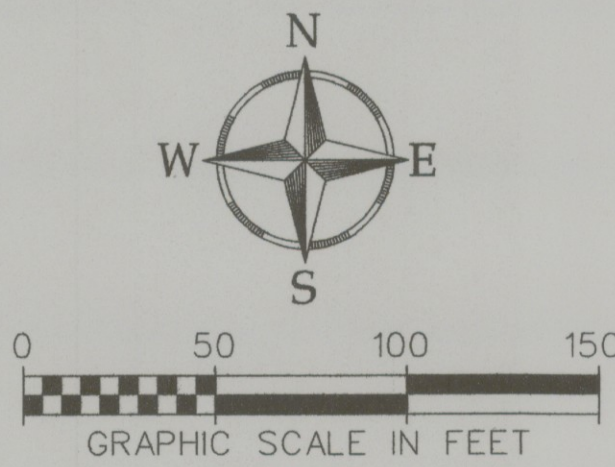


LAND USE	
COMMERCIAL	3.983 ACRES
TOTAL	3.983 ACRES

LEGEND	
IRS	= IRON ROD SET
IRF	= IRON ROD FOUND
TXDOT	= TEXAS DEPARTMENT OF TRANSPORTATION



OWNERS CERTIFICATE  
STATE OF TEXAS  
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT ATX HOTEL NO. 1, LTD IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEING A TRACT OF LAND SITUATED IN THE WM. MCCOWEN SURVEY, ABSTRACT NUMBER 999, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO ATX HOTEL NO. 1, LTD., RECORDED IN INSTRUMENT NUMBER D214187641, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D214189089, SAID COUNTY RECORDS AND BEING IN THE EAST RIGHT-OF-WAY OF INTERSTATE HIGHWAY 35W A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 89° 34' 06" E, 327.73 FEET, DEPARTING SAID EAST RIGHT-OF-WAY LINE, WITH THE NORTH LINE OF SAID CITY OF FORT WORTH TRACT, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", FOUND AT THE MOST WESTERLY NORTHEAST CORNER OF SAID CITY OF FORT WORTH TRACT;

THENCE S 00° 00' 14" E, 20.61 FEET, CONTINUING WITH SAID NORTH LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, AT THE POINT OF BEGINNING;

THENCE N 89° 34' 38" E, 409.78 FEET, DEPARTING SAID NORTH LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", FOUND IN THE WEST LINE OF THAT 8.970 ACRE TRACT OF LAND DESCRIBED IN DEED TO ALLIANCE TOWN CENTER, PHASE II ASSOCIATION RECORDED IN INSTRUMENT NUMBER D214053339 OF SAID COUNTY RECORDS;

THENCE S 31° 47' 05" E, 198.45 FEET, WITH THE WEST LINE OF SAID ASSOCIATION, TRACT, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

THENCE S 20° 58' 13" E, 232.06 FEET, CONTINUING WITH SAID WEST LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE SOUTHWEST CORNER OF SAID ASSOCIATION TRACT, IN THE AFOREMENTIONED NORTH LINE OF SAID CITY OF FORT WORTH TRACT AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH THE NORTH LINE OF SAID CITY OF FORT WORTH TRACT THE FOLLOWING COURSES AND DISTANCES:

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 486.23 FEET, THROUGH A CENTRAL ANGLE OF 57° 26' 26", HAVING A RADIUS OF 485.00 FEET, THE LONG CHORD WHICH BEARS N 79° 40' 31" W, 466.12 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

WITH SAID COMPOUND CURVE TO THE RIGHT, AN ARC DISTANCE OF 330.68 FEET, THROUGH A CENTRAL ANGLE OF 50° 31' 26", HAVING A RADIUS OF 375.00 FEET, THE LONG CHORD WHICH BEARS N 25° 41' 35" W, 320.07 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

THENCE N 00° 03' 40" W, 10.39 FEET, TO THE POINT OF BEGINNING AND CONTAINING 173,510 SQUARE FEET OR 3.983 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:  
LOT 3, BLOCK 1  
ALLIANCE TOWN CENTER NORTH

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON.

EXECUTED THIS THE 14 DAY OF October, A.D., 2014

ATX HOTEL NO. 1, LTD.,  
A TEXAS LIMITED PARTNERSHIP

BY: HILLWOOD ALLIANCE MANAGEMENT, L.P.,  
A TEXAS LIMITED PARTNERSHIP,  
ITS GENERAL PARTNER

BY: HILLWOOD ALLIANCE GP, L.L.C.,  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

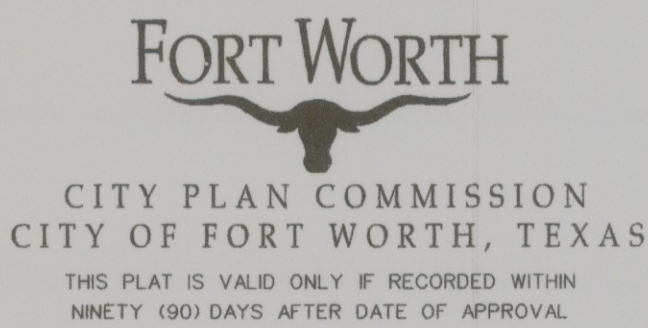
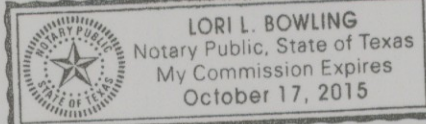
BY: [Signature]  
NAME: L. Russell Lauchlin  
TITLE: Sr. Vice President

STATE OF TEXAS  
COUNTY OF TARRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 14, 2014 BY L. RUSSELL LAUCHLIN, SR. VICE PRESIDENT OF HILLWOOD ALLIANCE GP, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS GENERAL PARTNER OF HILLWOOD ALLIANCE MANAGEMENT, L.P., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP, IN ITS CAPACITY AS GENERAL PARTNER OF ALL INVESTMENT, L.P., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 10-17-15

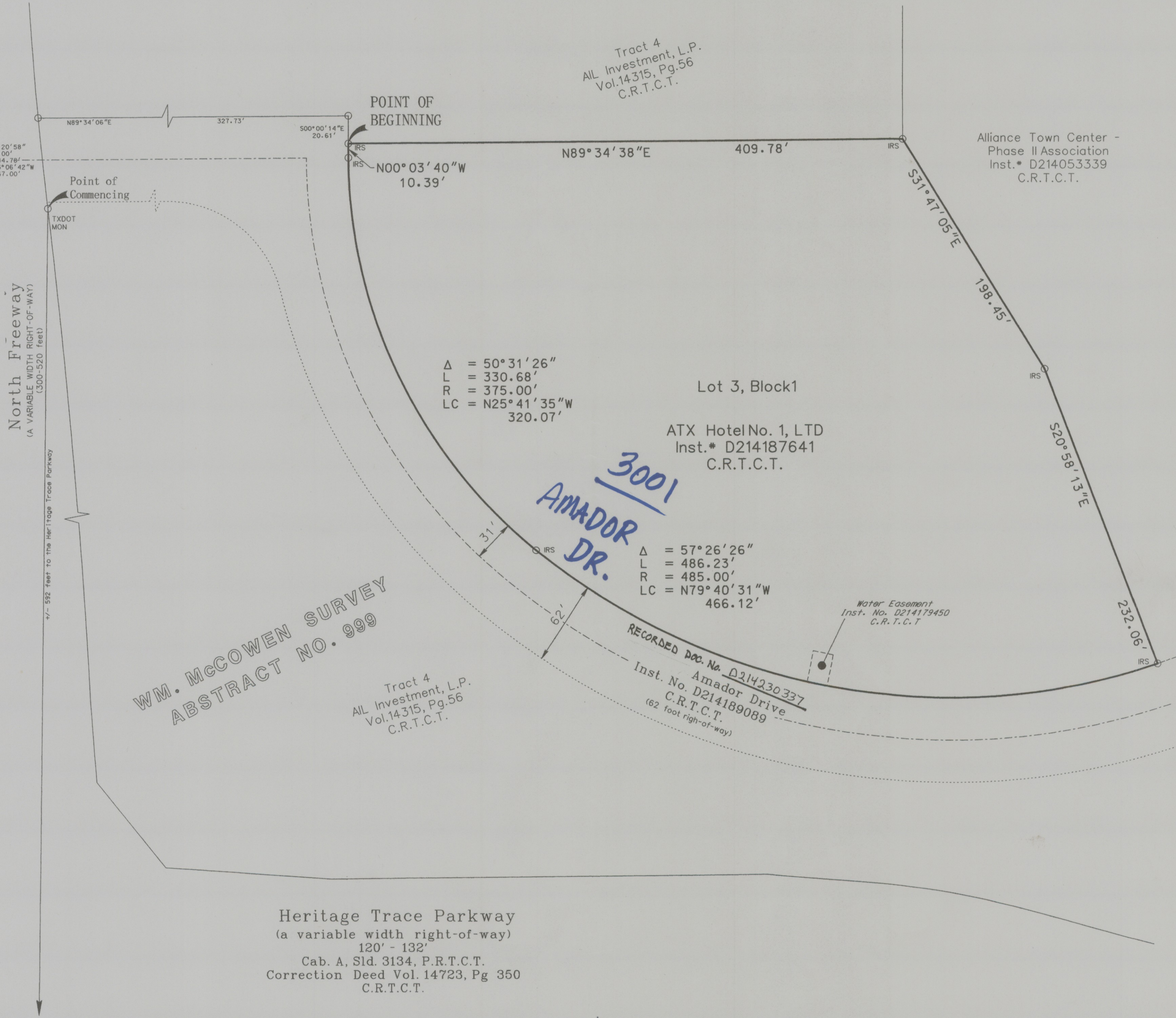


Plat Approval Date: 10/21/2014

By: [Signature] Chairman

By: [Signature] Secretary

ACF 80229



Heritage Trace Parkway  
(a variable width right-of-way)  
120' - 132'  
Cab. A, Sld. 3134, P.R.T.C.T.  
Correction Deed Vol. 14723, Pg. 350  
C.R.T.C.T.

CERTIFICATION

I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN DECEMBER, 2013, AND THAT ALL CORNERS ARE AS SHOWN.

THERE ARE NO ENCROACHMENTS, EASEMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN.

[Signature]  
TODD A. BRIDGES  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4940  
DATED: 10-14-14



THIS DOCUMENT FILED IN INSTRUMENT NUMBER D214230354, DATE 10/21/2014

SURVEYOR  
PELTON LAND SOLUTIONS, LLP  
5751 KROGER DRIVE, STE. 185  
KELLER, TX. 76244  
(817) 562-3350

OWNER \ DEVELOPER  
AIL INVESTMENT, L.P.,  
13600 HERITAGE PARKWAY  
FORT WORTH, TEXAS 76177  
(817) 224-6000

PP 013-040  
FP 013-091

NOTES

WATER/WASTEWATER IMPACT FEES  
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM, P.R.V.

UTILITY EASEMENTS  
ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

SITE DRAINAGE STUDY  
A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CFA FOR ANY NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

FLOODPLAIN RESTRICTION  
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, SATISFACTORY ENGINEERING STUDIES AND / OR DETAILED ENGINEERING IMPROVEMENT PLANS, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ASSUMING ULTIMATE DEVELOPMENT CONDITIONS, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FT. (TWO FEET) ABOVE THE 100-YEAR FLOODPLAIN WATER ELEVATION, OR 1 FT. (ONE FOOT) ABOVE THE 100-YEAR FLOOD-WAY WATER SURFACE ELEVATION.

FLOODPLAIN / DRAINAGE-WAY MAINTENANCE  
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND / OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND / OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

SIDEWALKS  
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.

CONSTRUCTION PROHIBITED OVER EASEMENTS  
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

FEMA FLOODPLAIN  
SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0070K, DATED SEPTEMBER 25, 2009.

PARKWAY PERMITS  
PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

TRANSPORTATION IMPACT FEES  
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

PRIVATE MAINTENANCE  
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

PRIVATE (PRV'S) REQUIRED  
PRIVATE P.R.V.'S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.

ALL CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELTON" UNLESS OTHERWISE NOTED.



[Signature]  
10-15-2014

FPB-091

A FINAL PLAT OF  
LOT 3, BLOCK 1

## ALLIANCE TOWN CENTER NORTH

AN ADDITION TO THE CITY OF FORT WORTH, SITUATED IN THE WM. MCCOWEN SURVEY, ABSTRACT NUMBER 999, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

DATE OF PREPARATION: DECEMBER 2013

Revisions:			
Job #:	HWATCN.14		
Drawn By:	A. JOHNSON		
Checked By:	T. BRIDGES		
Date:	12-12-13		

PELTON LAND SOLUTIONS

5751 KROGER DR. STE. 185 | KELLER, TX 76244 | 817-562-3350

SHEET

1

OF 1 SHEETS